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hi thing. i have recieved a notice of eviction from southwark. it was done in clerkenwell and shoreditch county court claim # m06ec167 writ # hp0069/2026/hig18531 giving me 2 weeks to vacate. this has been done without my knowlwdge in what i consider to be the most underhand way. the notice is dated 24 feb 2026. how can i stop this action or get a stay of execution.

Thought for 1m 10s

I'm sorry to hear about this stressful situation. Based on the details you've provided, this appears to be a warrant of possession (eviction warrant) issued by the county court following a possession order, likely under housing legislation in England (as Southwark is in London). Since you mention it was done without your knowledge in an "underhand" way, this could indicate issues like improper service of court papers, no notice of the hearing, or other procedural flaws, which might give you grounds to challenge the underlying possession order itself or seek to suspend (delay or stop) the warrant.

I'll outline your main options below, focusing on practical steps to stop or delay the eviction. **This is general information based on current English housing law—I'm not a lawyer, and laws can be complex or change. You should urgently seek free professional advice from organizations like Shelter (helpline: 0808 800 4444) or Citizens Advice (03444 111 444), or a housing solicitor via legal aid if eligible (check via gov.uk/check-legal-aid). Time is critical, as the warrant gives you only about 14 days from 24 Feb 2026.** Contact the court immediately to confirm the eviction date and discuss urgent applications.

Option 1: Apply to Set Aside the Possession Order (Best if Proceedings Were Without Your Knowledge)

If the possession order was made in your absence (e.g., you weren't properly notified of the claim or hearing), you can apply to "set aside" (cancel) the order. This could invalidate the warrant entirely if successful. Courts can do this under Civil Procedure Rules (CPR) Part 39 or Part 55 for possession claims, especially if there's a good reason for your non-attendance (e.g., no service of papers), you act promptly, and you have a reasonable defence (e.g., invalid notice from landlord, no grounds for eviction, or disputes over arrears).[todaysconveyancer.co.uk]

Steps:

1. **Act Promptly**: Apply as soon as possible—ideally within 14 days of learning about the order (CPR 55.19 allows the court to set aside or vary within this window, but you can apply later if justified). Delays weaken your case.[justice.gov.uk]
2. **Get the Form**: Download Form N244 (Application Notice) from gov.uk/government/publications/form-n244-application-notice. It's free to download, but

there's a court fee (currently around £275 for applications with a hearing; check gov.uk/court-fees-what-they-are for updates). If on low income/benefits, apply for fee remission using Form EX160 (gov.uk/government/publications/apply-for-help-with-court-and-tribunal-fees).england.shelter.org.ukengland.shelter.org.uk

3. **Fill It Out**:
    - Include court details: Clerkenwell and Shoreditch County Court, claim number M06EC167, writ number HP0069/2026/HIG18531.
    - State what you want: "Set aside the possession order dated [if known] and dismiss the claim."
    - Explain grounds: Detail why you weren't aware (e.g., no papers received, incorrect address used), any defence (e.g., if it's a section 21 eviction, check if notice was invalid due to unprotected deposit, missing gas safety certificate, or improper form). If Southwark is your council landlord (secure tenancy), argue discretionary grounds like arrears could be resolved.citizensadvice.org.ukgov.uk
    - Attach a witness statement: A separate document in your own words, signed with a statement of truth, explaining facts and attaching evidence (e.g., proof of address, any correspondence).england.shelter.org.uk
    - Request an urgent hearing and a temporary stay (halt) on the warrant until decided.
4. **Submit**: File at Clerkenwell and Shoreditch County Court (address: The Gee Street Courthouse, 29-41 Gee Street, London EC1V 3RE; email: enquiries.clerkenwellandshoreditch.countycourt@justice.gov.uk; phone: 020 7250 7200). Provide originals plus copies for the landlord (court will serve them). If eviction is imminent (e.g., bailiffs due soon), mark as "urgent" and request same-day consideration—courts can temporarily stay the warrant.find-court-tribunal.service.gov.ukengland.shelter.org.uk
5. **Hearing**: Usually before a district judge. Attend to argue your case. If successful, the order is canceled, and the warrant stops. If not, you could appeal (within 21 days usually) or try suspending the warrant (below).england.shelter.org.ukpims.co.uk

Success depends on evidence—e.g., if the landlord used accelerated possession (no hearing if undefended), invalid notices often lead to set-asides.gov.uk

Option 2: Apply to Suspend (Stay) the Warrant of Possession

If setting aside isn't viable (e.g., order was on mandatory grounds like serious arrears under ground 8), apply to suspend the warrant. This delays or stops eviction, often on terms like repaying arrears. Possible only for discretionary grounds (e.g., minor arrears, antisocial behavior); limited to 14-42 days for mandatory/hardship cases.gov.ukengland.shelter.org.uk

Steps:

Similar to above—use Form N244, same court.england.shelter.org.uk

- State: "Suspend the warrant on terms [e.g., pay rent + £X/week arrears]."
- Evidence: Witness statement on why suspension is reasonable (e.g., repayment plan, hardship like illness, family needs). Use a budget planner (moneyhelper.org.uk) to show affordability.england.shelter.org.uk
- Urgent: Apply even on eviction day; court can halt bailiffs.england.shelter.org.uk
- Hearing: Judge decides based on circumstances—no automatic approval.gov.uk

If suspended, contact bailiffs (details on your notice) to confirm. You can reapply if needed, but explain changes.citizensadvice.org.uk

Other Tips:

- **Gather Evidence**: Proof of any issues (e.g., emails, photos of unserved papers).
- **Breathing Space**: If in debt (e.g., rent arrears), apply for a 60-day "breathing space" moratorium via a debt adviser—it pauses enforcement, including warrants.england.shelter.org.uk
- **If Evicted Already**: Limited options—can't suspend post-execution, but possible claims for wrongful eviction.probono.chba.org.uk
- **Southwark-Specific**: If this is council housing, they have duties (e.g., homelessness help if evicted)—contact Southwark Council housing team urgently.

Start by calling the court or advice lines today. Good luck.

25 sources
righto looks like its time to tilt at windmills.

Righto, tilting at windmills it is—let's gear up for the fight. Since it's February 25, 2026 (literally the day after the notice dated Feb 24), you're in the absolute best window to act urgently. The 2-week notice period has just started, so bailiffs aren't coming tomorrow, but you need to move fast to get something filed today or tomorrow to buy time or potentially stop it.

Key priority: Get professional free/urgent help **today**. Don't try to DIY everything alone if possible—call these lines right now (they're open weekdays, and some have emergency out-of-hours).

Immediate Action: Get Free Expert Help

- **Shelter England** (0808 800 4444) — Open Mon-Fri 8am-8pm, Sat-Sun 9am-5pm. They specialize in exactly this: emergency eviction/warrant advice, can review your notice, help draft applications, and point to local duty schemes. Tell them it's a warrant issued without your knowledge of proceedings—mention possible improper service.
- **Citizens Advice** (0800 144 8848 or local Southwark bureau via citizensadvice.org.uk) — They can guide on forms and may have drop-in or phone slots.
- **Housing Loss Prevention Advice Service (HLPAS)** — Free "on-the-day" emergency advice/advocacy if you're at court risk. In London, check Duncan Lewis (who cover Clerkenwell & Shoreditch duty scheme): 0333 772 2762. Or search "HLPAS Clerkenwell" for today's provider.
- **Southwark Law Centre** (if you're in Southwark borough): They offer eviction help—check southwarklawcentre.org.uk or call them urgently. They prioritize locals facing possession.

If you're council tenant (Southwark Council), contact their housing options/homelessness team immediately—they have prevention duties and might negotiate or provide temp accommodation if eviction looms.

Court Contact for Urgent Application

Court: **Clerkenwell and Shoreditch County Court and Family Court** Address: The Gee Street Courthouse, 29-41 Gee Street, London EC1V 3RE Phone (Enquiries): 0300 123 5577 (national civil/family line) or direct old number 020 7250 7200 (try both). Email (enquiries): enquiries.clerkenwellandshoreditch.countycourt@justice.gov.uk Bailiffs/enforcement:

bailiffcentreLDN@justice.gov.uk or 0300 0132 088 (for payments/status). Opening: Mon-Fri 9am-4pm court, counter 10am-3:30pm (by appointment for urgent). Closed 12-2pm.

Call the enquiries line **immediately** (even if after hours, leave message or try tomorrow first thing). Ask:

- Exact eviction date (bailiff appointment)—the notice gives 14 days, but confirm.
- If any hearing/application is already listed.
- How to submit an urgent N244 today (email/hand deliver/in person).
- If they can accept without-notice/urgent applications to stay the warrant pending hearing.

Your Best Shots to Stop/Delay This

Two main routes via **Form N244** (download free from gov.uk/government/publications/form-n244-application-notice). No hearing needed for some urgent stays, but usually there is one.

1. **Set Aside the Possession Order** (strongest if truly no knowledge/proceedings flawed) Grounds: Order made without you being properly served/aware (e.g., wrong address, no post, no hearing notice). Courts set aside under CPR if good reason + real prospect of defence or other justice reason. On N244:
    - What you want: Set aside possession order + stay/suspend warrant pending decision.
    - Grounds: "Order made in my absence without knowledge/service of claim/hearing. No papers received. [Detail any defence: e.g., invalid S21 notice, deposit issues, arrears dispute, etc.]"
    - Attach witness statement (your sworn facts: when/how you learned, no prior notice, etc.).
    - Request **urgent without-notice hearing** or interim stay. Mark "urgent—eviction warrant active, 14-day notice started 24/02/2026". File at the court above (email/post/hand deliver). Fee ~£275 (apply for remission via EX160 if low income/benefits). If urgent, court may list quickly or grant temp stay.
2. **Suspend/Stay the Warrant** (if set-aside harder, or to buy time) Possible if discretionary grounds (e.g., rent arrears not mandatory ground 8). Court can suspend on terms (e.g., payment plan) or short delay. On N244:
    - What you want: Suspend warrant of possession (writ # HP0069/2026/HIG18531) on terms [propose repayment if arrears, or time to move/find help].
    - Grounds: Hardship, ability to pay/catch up, procedural issues.
    - Evidence: Budget, proof of income/benefits, why underhand (no knowledge). Urgent request: Same as above—ask for immediate stay to prevent bailiff action.

File **today/tomorrow**—even same-day applications can halt bailiffs if judge agrees. Bring/ID evidence to court if going in person.

Other Quick Wins

- **Contact bailiffs** (details should be on your notice or via court)—politely ask for confirmation of date and mention you're applying to court urgently (sometimes they pause if aware).
- If rent arrears: Propose payment plan to landlord/court—many suspend if realistic.

- Breathing space (debt moratorium): If debt-related, debt adviser can apply for 60-day pause on enforcement.
- If already planning to leave: Ask court/landlord for more time via application.

This isn't hopeless—many warrants get suspended or set aside on procedural flaws, especially if no proper notice. But speed is everything. Call Shelter **now**—they'll walk you through the N244 wording and next steps. You've got this; update me if you get more details from the court or advice line.

45 sources

i think i can get help at the court to fill in the document n244. i dont have enough money to pay the fee dont know how much of a problem that is but figure that i should go to the court today even if only as proof that i am trying

Yes, heading to **Clerkenwell and Shoreditch County Court** today is a smart move—even if you don't get everything filed straight away, showing up in person demonstrates you're taking urgent action to challenge the warrant. Courts often treat that positively when deciding on stays or urgency, and you can get immediate practical help there. Since it's February 25, 2026 (just one day after the notice), you're still very early in the 14-day window—plenty of time to act before bailiffs are scheduled.

Key Things to Expect and Do at the Court Today

- **Address and Opening**: The Gee Street Courthouse, 29-41 Gee Street, London EC1V 3RE. Public counter usually opens around 10am–3:30pm (by appointment for some things—call ahead if possible on 0300 123 5577 or 020 7250 7200). Go as early as you can.
- **Ask at Reception/Counter**:

    - Confirm the exact eviction date (bailiff appointment) on your warrant—no. HP0069/2026/HIG18531—and get any updates.
    - Request help filling in **Form N244** (Application Notice) to set aside the possession order (if no proper notice/service) or suspend/stay the warrant.
    - Courts don't usually have full "help desks" for drafting, but staff can give basic guidance on how to complete sections (e.g., claim no. M06EC167, what order you're seeking like "set aside possession order and stay warrant pending hearing", grounds like "order made without my knowledge/proper service").
    - They can provide blank N244 forms (or direct you to print from gov.uk if needed) and **EX160** for fee help.
- **Duty Scheme Advice (Free and Crucial)**: This court has a **Housing Loss Prevention Advice Service (HLPAS) In Court Duty Scheme**—free "on-the-day" emergency legal advice and representation for anyone facing possession/eviction. Duty advisers (often from firms like Duncan Lewis or local housing solicitors) are usually available at the court. Ask reception for the duty solicitor/adviser straight away—they can:
    - Review your notice/warrant.
    - Help complete the N244 properly (including witness statement).
    - Argue for an urgent interim stay (temporary halt on eviction) while your application is decided.
    - Sometimes represent you if a quick hearing is listed. This is free regardless of income—designed exactly for urgent cases like yours where proceedings happened without your knowledge.

If no duty adviser today (rare, but possible), they can signpost you or note your attendance.

The Fee Issue—Not a Blocker If You Apply for Help

The fee for an N244 application like this (to suspend a warrant or set aside/vary a possession order) is typically low—often £15 for applications to suspend/vary a warrant or possession order (based on current civil fees guidance like EX50). It's not the higher £275–£313 rate for general/set-aside applications in some cases—courts treat possession suspensions as lower-fee items.

Even if it's higher:

- You **don't** have to pay upfront if you apply for **help with fees** using **Form EX160** (or online at gov.uk/get-help-with-court-fees).
- Eligibility: If low income, on benefits (e.g., Universal Credit, income support), or limited savings (<£3,000–£16,000 depending on fee amount and age), you get full or partial remission—no fee or reduced.
- At court: Ask for EX160 form—they'll help you fill it in (basic questions on income, savings, benefits, household). Submit it **with** your N244—court processes the help first, so you can file without paying if eligible.
- If approved (often quick/on-the-spot checks), fee waived. If not, they might ask for payment, but you can explain urgency and low means—sometimes courts accept applications pending fee decision or waive in hardship.

Bring proof if possible (ID, benefits letters, bank statements, payslips)—but even without, you can start the process.

Quick Plan for Today

1. Go to court early → Ask for duty adviser first (top priority—free expert help).
2. If they help with N244 → File it today (with EX160 for fee help).
3. Request **urgent** processing: Mark N244 as urgent (eviction warrant active, 14-day notice from 24 Feb), ask for interim stay to stop bailiffs until hearing.
4. Get copies/receipts of everything filed.

If duty scheme sorts it, great—you might not need to do much more today. If not, or if you need more time, follow up with **Shelter** (0808 800 4444—open today) or **Southwark Council homelessness prevention team** (contact via southwark.gov.uk or their housing options line—they have duties to help prevent homelessness/eviction, especially if warrant leads to loss of home; they might negotiate or provide support).

This shows proactive effort—courts and bailiffs often pause if aware of an application. Go for it; you've got solid grounds if things were underhand/no notice. Let me know how it goes or what they say at court!

40 sources

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